

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

OCTOBER 5, 2010

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri and Vice Chairman Murphy Commissioners Beavers, Butler, Claypool, Collins, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Reyes, Schneider and Sims(15)

Absent: President Stroger Commissioners Steele and Suffredin (2)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

299978 DOCKET #8513 – D. & R. KIM, Owners, Application (No. V-09-13): Variation to reduce rear yard setback from 40 feet to 35 feet (existing) for a sunroom addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the west side of Glenshire Road, approximately 471 feet north of Central Road in Northfield Township, County Board District #14. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

308989 DOCKET #8675– R. & T. VASILE, Owners, Application (No. V-10-51): Variation to reduce lot area from 40,000 square feet to 29,574 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) for a new single family residence on well and septic in the R-3 Single Family Residence District. The subject property consists of approximately 0.68 of an acre, located on the north side of Hillcrest Road, approximately 877 feet east of Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

308990 DOCKET #8677– J. STANCK, Owner, Application (No. V-10-53): Variation to reduce right interior side yard setback from 15 feet to 0 feet (existing brick and frame garage); and reduce right interior side yard setback from 15 feet to 2.2 feet (existing brick and frame garage) in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the south side of 129th Place, approximately 439 feet west of 80th Avenue in Palos Township, County Board District #17. **Recommendation: That the application be denied.**

Conditions: None

Objectors: Several neighbors appeared to object to the above reference Variation.

308991 DOCKET #8678– M. ZUROWSKI, Owner, Application (No. V-10-54): Variation to reduce lot width from 150 feet to 101 feet (existing); and reduce lot area from 40,000 square feet to 21,442 square feet (existing) for a room addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the southeast corner of Lake-Cook Road and Constance Lane in Northfield Township. County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Peraica, seconded by Vice Chairman Murphy moved, to concur with the recommendations of the Zoning Board of Appeals on Communication Nos. 299978, 308989, 308990 to deny and 308991. The motion carried.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

308992 KAMBIZ KEVIN SHIRAZI, Owner, 1511 North Mannheim Road, Stone Park, Illinois 60165, Application (No. SU-10-21; Z10077). Submitted by Leon J. Teichner, 180 North LaSalle Street, Suite #2900, Chicago, Illinois 60601. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of an existing four (4) dwelling unit building in Section 33 of Leyden Township. Property consists of approximately 10,779.3 acres located on the north side of Armitage Avenue, approximately 220 feet east of Mannheim Road in Leyden Township. Cook County Board District #16. Intended use: Continued use as configured as an existing four (4) dwelling unit building.

- 308993 VALENTIN ARROYO, JR., Owner, 4101 West 55th Street, Chicago, Illinois 60632, Application (No. SU-10-20; Z10076). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued used of an existing two (2) dwelling unit building in Section 9 of Stickney Township. Property consists of approximately 0.09 of an acre located on the west side of Laramie Avenue approximately 119.65 feet north of 50th Street in Stickney Township. Cook County Board District #11. Intended use: Continued use as Single Family Residence with non-conform two (2) duplex unit.
- 308994 PATRICK FERN, Owner, 1715 Road Nine East, Edgerton, Wisconsin. Application (No. SU-10-19). Submitted by Mark J. Kupiec, 77 West Washington Street, Suite #1801, Chicago, Illinois 60602. Seeking a SPECIAL USE, UNIQUE USE in the C-5 Commercial Transition District for used car sales and mobile sales/office trailer in Section 9 of Stickney Township. Property consists of approximately 0.14 of an acre located on the east side of Central Avenue approximately 50 feet north of 48th Street in Stickney Township. Cook County Board District #11. Intended use: Continue existing use as a commercial office building, used car sales, accessory parking and sales trailer.
- 308995 ARROW ROAD CONSTRUCTION COMPANY, Owner, 3401 South Busse Road, P.O. Box 334, Mount Prospect, Illinois, Application (No. SU-10-18; Z10070). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Restricted Industrial District for the establishment of a recycling facility which will process asphalt and concrete materials in Section 27 of Elk Grove Township. Property consists of approximately 7.1249 acres parcel located on the south side of Oakton Street, approximately 421 east of Crossen Avenue in Elk Grove Township. Cook County Board District #17. Intended use: Asphalt and concrete recycling facility.

Vice Chairman Murphy, seconded by Commissioners Steele, referred the New Application Communication Nos. 308992, 308993, 308994 and 308995 to the Zoning Board of Appeals. The motion carried.

Commissioner Butler, seconded by Vice Chairman Murphy, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary

